

THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LR/T 5801



LAND REGISTRY.
P.O Box 1191.
Dar es salaam.
Date: 07 Oct. 2022

SUPERDOLL TRAILER MANUFACTURE COMPANY (T) LIMITED
P.O Box 16541
DAR ES SALAAM
Sir/Gentlemen/Madam,

RE: TITLE NO: 5801 LAND OFFICE NO: 1282054

PLOT NO. 32 BLOCK I AT In-Offensive Factory Sites GOFU INDUSTRIAL AREA

I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above please.

Asst. REGISTRAR OF TITLES

Copy to: Commissioner for Lands
Your LD File No: TAD/21147 refers

(Under Section 29)

Date of Issue:

Title Number: 5801 TNG

Land Office Number: 1282054

Land: PLOT.NO. 32 BLOCK "1" IN-OFFENSIVE FACTORY SITES GOFU
INDUSTRIAL AREA IN TANGA CITY

Term: NINETY NINE (99) YEARS

Land Form 23A.

TANZANIA

THE LAND ACT 1999
(No. 4 OF 1999)
CERTIFICATE OF OCCUPANCY

(Under Section 29)


Date of Issue:

Title Number: 5801 TNG

Land Office Number: 1282054

Land: PLOT.NO. 32 BLOCK "1" IN-OFFENSIVE FACTORY SITES GOFU
INDUSTRIAL AREA IN TANGA CITY

Term: NINETY NINE (99) YEARS

TITLE No: 5801 TNG
 REGISTERED ON: 07-10-2022
 AT: 01:00 P.M.

 Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: 435/= Paid
 On Original Receipt Shs: 260,2550
 of: 25-05-2006
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA
 THE LAND ACT, 1999
 (NO. 4 OF 1999)

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: 100/= Paid
 Receipt No: 260,2550
 of: 25-05-2006
 Stamp Duty Officer

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 5801 TNG
 L.O. No. 1282054
 L.D. No. TAD/21147

The 7th day of October Two thousand and Twenty Two

THIS IS TO CERTIFY that **SUPERDOLL TRAILER MANUFACTURE CO. (T)** a limited liability company registered under the companies Act Cap 212 of P.O. Box 16541 **DAR ES SALAAM** (hereinafter called "the Occupier") is entitled to the Right of Occupancy (hereinafter called "the Right") in and over the land described in the Schedule hereto (hereinafter called "the Land") for a term of **Ninety Nine (99) years** from the first day of **January, two thousand and two** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made thereunder and to any enactment in substitution there for or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of **June, 2002** shall thereafter pay rent of shillings **three hundred sixteen thousand three hundred (Tshs. 316,300/=)** only a year in advance on the first day of July in every year of the term without deduction **PROVIDED** that the rent may be revised by the Commissioner for Lands.
2. The Occupier shall:-
 - (i) Be responsible for the protection of all beacons on the land throughout the term of the Right. Missing beacons will have to be re-established at any time at the Occupier's expenses as assessed by the Director responsible for Surveys and Mapping.
 - (ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things which may be required by the authorities responsible for environment and to achieve such objective.

- (iii) Plant, maintain, protect and preserve or conserve not less than five trees on the land within thirty six months from the day of commencement of the Right. The occupier may plant fruit or wood trees depending on the climatic conditions of such land or as it can be directed by planning authority and shall ensure such trees are kept, maintained or replaced throughout the term of such Right of Occupancy
- (iv) Erect on the land building in permanent materials designed for use in accordance with the conditions of the Right and which conform to the building line (if any) decided by the **TANGA CITY COUNCIL** (hereinafter called "**the Authority**").
- (iv) Submit to the Authority building plans within Six months from the date of commencement of **The Right**.
- (v) Begin building construction within six months after the approval of the building plans by the Authority.
- (vi) Complete the building construction within Thirty Six months from the date of commencement of **The Right**.

3. **The Occupier shall further:-**

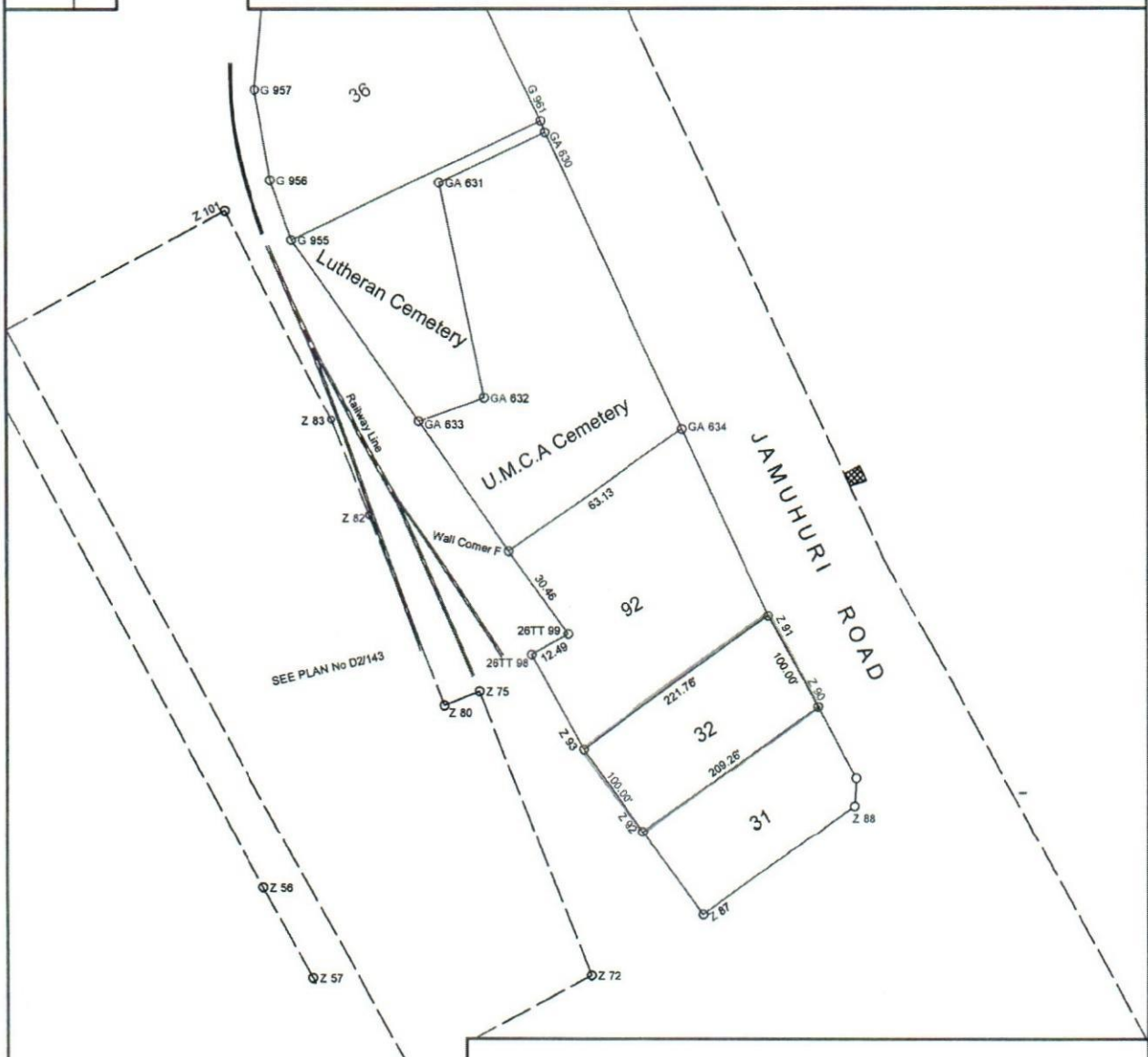
- i. Make and maintain on the land throughout the term adequate arrangements for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority.
- ii. Make and keep all the buildings on the land rat-proof and carry on such measures as the Medical Officer of Health for the Authority may require for this purposes.
- iii. Provide and maintain on the land such ablution facilities and take and maintain such hygienic measures as may be required by the said Medical Officer of Health.
- iv. Fence the land with a good quality fencing, car parking spaces shall be provided as required by Authority. Loading and unloading facilities shall be provided within the boundaries of the land.

- 4. **USER:** The land and the building erected thereon used for **Godown purposes only**. Use Group "**L**" use class (**a**) as defined in the Urban Planning (Use Classes) **Regulations, 2018**.
- 5. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the commissioner.
- 6. The Occupier shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all premia, taxes and dues prescribed in connection with that disposition.
- 7. The President may revoke the right for good cause and in public interest.

TANGA CITY

INSET SHOWING DETAILS OF PLOT

LOCALITY: In - Offensive Factory Sites GOFU INDUSTRIAL AREA
BLOCK: I
PLOT No. 32
L.O No. 1282054
AREA: 21,551 SQFT



This plan is prepared in accordance with Registered plan No. 6209 is approved for the purpose of the Land Registration Ordinance.

Director of Surveys and Mapping..... Date 6/10/2022
Ministry of Lands, Housing and Human Settlement Development.

The issue of the plan implies no guarantee or admission of the title by the Government.

SCHEDULE

ALL that Land known as Plot No. 32 Block "1" situated at **In-Offensive Factory Sites GOFU INDUSTRIAL Area in Tanga City Council** containing **twenty one thousand five hundred fifty one (21,551) Square feets** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **6209** deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

Given under my hand and my official seal the day and year first above written.


ASSISTANT COMMISSIONER FOR LANDS

The, within named **SUPERDOLL TRAILER MANUFACTURE CO. (T)** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the **COMMON SEAL** of the said)
SUPERDOLL TRAILER MANUFACTURE CO. (T))
and **DELIVERED** in our presence of us this)
This..... Day of....., **2022**)
Witness's Name **NASSOR A. SEIF**)
Signature.....)
Postal Address: **P.O. Box 16541 D'SALAAM**)
Qualification: **DIRECTOR**)
Witness's Name **SEIF A. SEIF**)
Signature.....)
Postal Address: **P.O. Box 16541 D'SALAAM**)
Qualification: **DIRECTOR**)